



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Planning Commission  
Public Hearing  
October 17, 2013**

Conditional Use Permit and Vesting Tentative Map Applications  
@ The Boulevard Mixed Use Project

Planning Division  
Development Services



# @ The Boulevard Mixed Use Project

- Project Setting & Description
- Need for Planning Commission Review
- Project Issues & Benefits
- Findings
- Recommendation



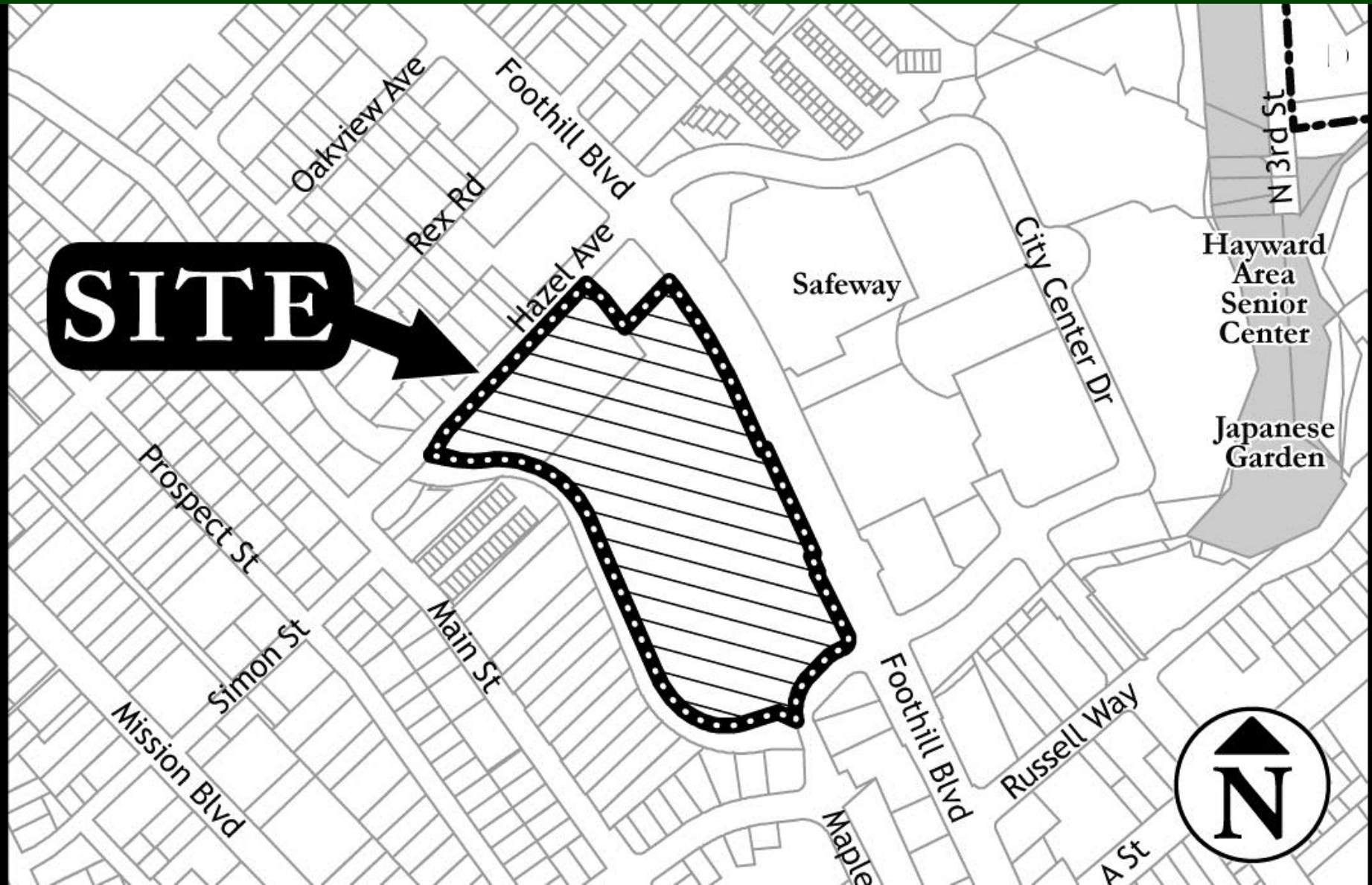
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## Project Setting

- Location
- Adjacent Uses
- Existing Office Building & Parking Garage
- Flood Control Channel/San Lorenzo Creek
- Surface Parking lot



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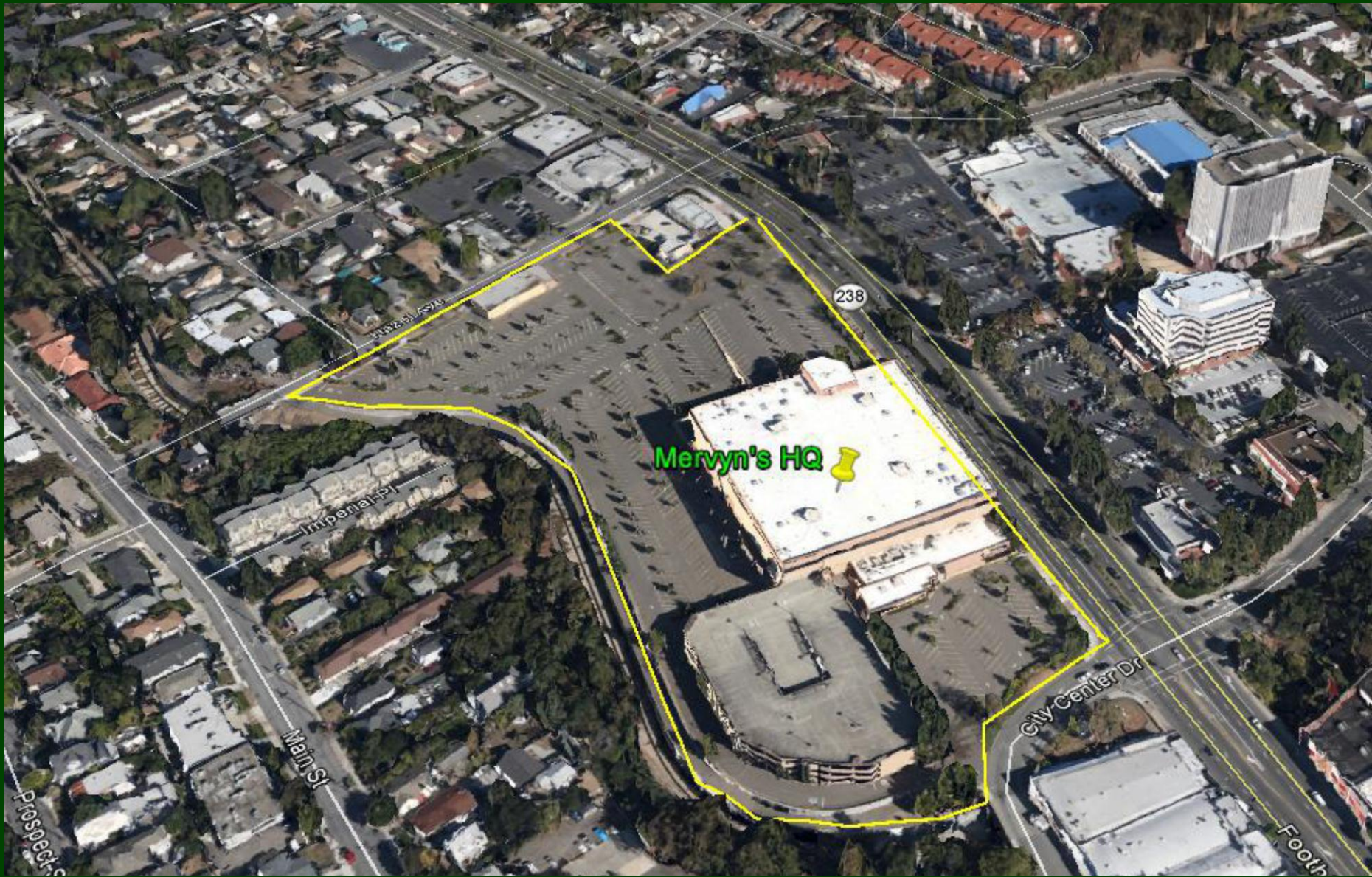
HAYWARD

Site Location





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Project Setting





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*Foothill Boulevard*



HAYWARD

*Existing Development*





# @ The Boulevard Mixed Use Project

*Foothill Boulevard*



HAYWARD

*Existing Development*





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*Existing Parking Garage*





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*Flood Control Channel Adjacent to Project Site*





# @ The Boulevard Mixed Use Project *Looking Towards Hazel*





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## Project Description

- 194 Townhomes
- 16,800 square feet of commercial space in two buildings
- All existing buildings to be removed
- New Bike/Pedestrian Pathway
- Private and Group Open Space
- Vesting Tentative Tract Map
- Homeownership



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*Rendering of Commercial Building*



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1" = 8' - 0"

TOWNHOMES STREET ELEVATIONS  
@ THE BOULEVARD  
HAYWARD, CALIFORNIA

**INTEGRAL**  
COMMUNITIES

3 SAN JUANIN PLAZA, SUITE 100  
NEWPORT BEACH, CA 92660  
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A.T.H.3  
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Elevation Drawing of Townhomes





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*Hazel Avenue Rendering of Project*



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## Project Benefits

- Commercial Space
- Higher Income Households
- Project Compatibility
- Open Space
- Parking
- Green Components





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## Green Enhancements of the Project

- GreenPoint Rated (“Build It Green”)
- Water Efficient Landscaping
- Use of Engineered Lumber
- Energy Star Appliances
- High Efficiency HVAC Systems
- Use of Low-Voc Paints



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## Project Issues

- Land Use & Zoning
- Traffic
- CEQA Impacts





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## Consistency with the General Plan

- City Center – Retail and Office Commercial
- Mixed-use development encouraged
- Promote pedestrian oriented development
- Integrated living, working & shopping area



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General Plan Map of Site and Surrounding Area





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## Zoning

- Purpose of CC-C District
- Allows for Ground Floor Residential with a Conditional Use Permit



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## CEQA

- Initial Study
- Mitigation Measures

Air Quality Standards for Construction Equipment

Geotechnical Evaluation

Expansive Soils

Acoustical Analysis

- Comment Period
- Comments Received





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## Traffic & Circulation

- Traffic Impact Analysis
- Thresholds of Significance & Level of Service
- LOS & Adjacent Intersections
- Adaptive Signal System
- Residents Riding Busses & BART
- Shopping Locally



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## Findings

- Section 10-1.3225
- Subdivision Map Act
- Consistency
- Physically Suitable
- Design
- Other



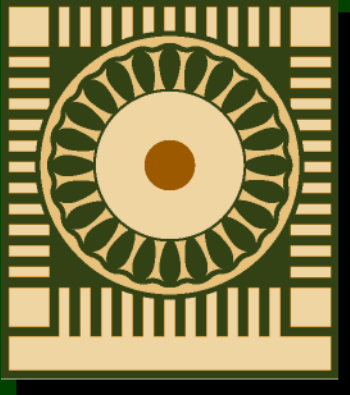


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## Staff Recommendation

- Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- Approve Conditional Use Permit Application No. PL-2012-0068 and Vesting Tentative Tract Map Application No. PL-2013-0070, subject to the recommended Findings and Conditions of Approval contained in the staff report.





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